138.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,272,500 / 1,272,500
					USE VALUE:	1,272,500 / 1,272,500
					ASSESSED:	1,272,500 / 1,272,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRULEWITZ JUDITH E/ TRUSTEE
Owner 2:	JUDITH E KRULEWITZ TRUST
Owner 3:	
Street 1:	4 STONY BROOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KRULEWITZ JUDITH E -
Owner 2:	-
Street 1:	4 STONY BROOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 16,279 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 2650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16279.000	447,900	7,100	817,500	1,272,500
Total Card	0.374	447,900	7,100	817,500	1,272,500
Total Parcel	0.374	447,900	7,100	817,500	1,272,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.19 | /Parcel: 480.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88906
GIS Ref:
GIS Ref:
Insp Date: 09/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,800	7100	16,279.	817,500	1,272,400	1,272,400	Year End Roll	12/18/2019
2019	101	FV	347,700	7500	16,279.	863,000	1,218,200	1,218,200	Year End Roll	1/3/2019
2018	101	FV	346,700	7500	16,279.	635,900	990,100	990,100	Year End Roll	12/20/2017
2017	101	FV	346,700	7500	16,279.	608,600	962,800	962,800	Year End Roll	1/3/2017
2016	101	FV	346,700	7500	16,279.	563,200	917,400	917,400	Year End	1/4/2016
2015	101	FV	339,400	7800	16,279.	472,400	819,600	819,600	Year End Roll	12/11/2014
2014	101	FV	339,400	7800	16,279.	461,500	808,700	808,700	Year End Roll	12/16/2013
2013	101	FV	339,400	7800	16,279.	439,700	786,900	786,900		12/13/2012

!10712!

PRINT

Date	Time
12/11/20	00:59:33

LAST REV

Date	Time
11/09/20	10:49:34

mmcmakin

USER DEFINED

Prior Id # 1:	88906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10712

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRULEWITZ JUDIT	76007-44	1	10/28/2020	Convenience	1	No	No		
DEE MICHAEL L	22762-111		12/23/1992		253,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2013	1316	Manual	12,000	C				
1/22/2013	88	Manual	24,260	C				
11/16/2011	1510	Redo Bat	25,000					& LAUNDRY ROOM
11/18/2009	1172	Redo Bat	30,000			G	GROWTH	
6/17/1998	387	Manual	8,940					UPGRADE DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
6/4/2012	Info Fm Prmt	BR	B Rossignol
2/17/2009	Meas/Inspect	372	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16279		Sq. Ft.	Site		0	90.	0.56	10									817,531						817,500	

Total AC/HA: 0.37371 | Total SF/SM: 16279 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 817,531 | Spl Credit | Total: 817,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.14528298
Const Adj.:	1.01051342
Adj $ / SQ:	109.946
Other Features:	105457
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469506
Depreciation:	21597
Depreciated Total:	447908

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

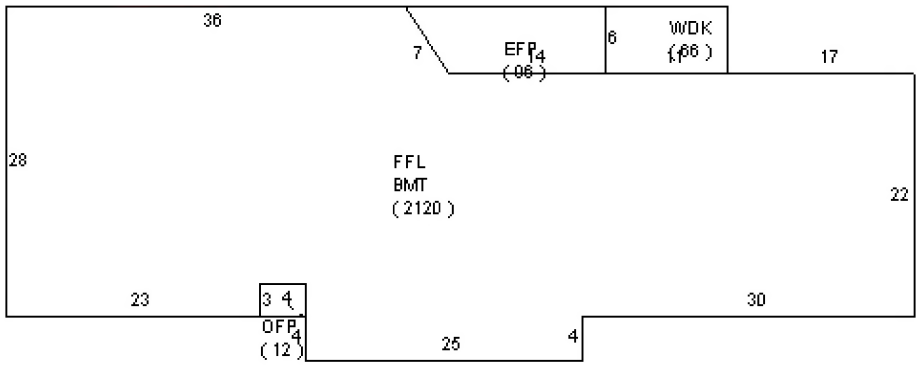
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.94
Special Features:	0	Val/Su Net:	101.47
Final Total:	447900	Val/Su SzAd	211.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,120	38.340	81,288
FFL	First Floor	2,120	109.950	233,085
EFP	Enclos Porch	96	56.170	5,392
WDK	Deck	66	16.170	1,067
OFP	Open Porch	12	44.460	534

Net Sketched Area:	4,414			Total:	321,366
Size Ad	2120	Gross Are	4414	FinArea	2650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X32	A	AV	1970	22.87	T	39.2	101			7,100			7,100

More:	N	Total Yard Items:	7,100	Total Special Featues:		Total:	7,100